



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JUNE 17, 2009
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. APPLICATION OF BUCHER-AGGELER REVOCABLE TRUST, 2506 CALLE ANDALUCIA, APN 041-421-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00223)

The project site is located on the corner of Calle Andalucia and Calle Galicia, and is developed with a single family residence and attached garage. The proposed project involves an “as-built” fence located along the Calle Andalucia frontage. The discretionary application required for this project is a Modification to permit the fence to exceed the maximum allowable height of 3 ½’ when located along a front lot line (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

B. APPLICATION OF MICHAEL HARRISON, 1337 CLIFF DRIVE, APN 045-041-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00200)

THIS ITEM IS POSTPONED INDEFINITELY

The 7,940 square foot project site is currently developed with a single family residence and attached 2-car garage. The proposed project involves conversion of the existing garage to habitable space, 537 square feet of first floor additions, and a 651 square foot second floor addition with deck. The discretionary application required for this project is a Modification to permit the garage conversion within the required 6’ interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

C. APPLICATION OF SANTA BARBARA AMATEUR RADIO CLUB, INC, FOR THE CITY OF SANTA BARBARA, 740 DOLORES DRIVE, APN 035-033-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00375)

The 14.99 acre parcel is currently developed with the Vic Trace Reservoir, City of Santa Barbara radio communications structures, AT&T Wireless cellular tower, and two sheds with associated radio towers operated by the Santa Barbara Amateur Radio Club. The proposed project involves the replacement of the roof on an existing 491 square foot concrete block building, and replacement of two existing 50 square foot accessory structures with one 200 square foot prefabricated structure. The discretionary application required for this project is a Modification to permit the new structure to be located closer than 20’ to another main building on the same lot (SBMC §28.15.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

D. APPLICATION OF BOB EASTON FOR CAROLANN & LLAD PHILLIPS, 2220 MT. CALVARY ROAD, APN 021-040-013, A-1 ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00202)

The 53,434 square foot project site was previously developed with a 2,400 square foot single-family residence and two-car carport, which were destroyed in the Tea Fire. The project consists of construction of a 3,225 square foot two-story house and attached 450 square foot garage. The discretionary application required for this project is a Modification to permit the garage to be located within the required 35' front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

E. APPLICATION OF EDWARD H. JR. AND MARJORIE KIRSHBAUM TRUST FOR 50 RINCON VISTA ROAD, APN 019-282-019, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: THREE (3) UNITS PER ACRE (MST2009-00260)

The 0.48 acre site was previously developed with a single-family residence and a detached two-car garage, which were destroyed in the Tea Fire. The proposed project consists of reconstruction of a 3,345 square foot two-story residence and deck with a detached, approximately 458 square foot, garage. The discretionary application required for this project is a Modification to permit alterations to the detached garage within the required 30 foot (30') front setback (SBMC § 28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: JoAnne LaConte
Email: jlaconte@santabarbaraca.gov

F. APPLICATION OF GIL GARCIA, AGENT FOR THE SANTA BARBARA PATIENTS' COLLECTIVE HEALTH COOPERATIVE (SBPCHC) MEDICAL CANNABIS DISPENSARY, 500 N. MILPAS STREET, 031-241-038, C-2 ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2009-00155).

The project consists of establishment of a medical cannabis dispensary within an existing 1,110 square foot tenant space at 500 N. Milpas Street. The discretionary applications required for this project are a Medical Cannabis Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Structures.

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

G. APPLICATION OF CLAY AURELL, ARCHITECT FOR LEED SANTA BARBARA LLC, 617 BRADBURY AVENUE, 037-122-006, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/RESIDENTIAL 12 UNITS/ACRE (MST2007-00559)

The project consists of the demolition of an existing duplex, and the construction of a sustainable, 5,897 square foot, three- story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,508 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units are a total of 983 square foot and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square foot of green roof and upper level landscape plantings.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 983 square feet of nonresidential development (SBMC §28.87.300); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Use Divisions).

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

III. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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